



## **CITY PLAN COMMISSION**

### **JULY AGENDA**

**Wednesday, July 25, 2018**  
**Work Session 12:00 P.M.**  
**City Council Conference Room 290**  
**Public Hearing 1:30 PM**  
**City Council Conference Room 290**

**200 Texas Street**  
**2<sup>nd</sup> Floor – City Hall**  
**Fort Worth, Texas 76102**

**For More Docket Information Visit**

<http://fortworthtexas.gov/planninganddevelopment/platting/>

#### **Commissioners:**

Vicky Schoch, CD 1  
Tyler Trembley, CD 2  
Jim Tidwell, CD 3  
Mark Brast, CD 4  
Ben Robertson, CD 5

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Armard Anderson, CD 6  
Edward Deegan, CD 7  
Don Boren, Chair CD 8  
Melissa Konur, CD 9  
Bob Kelly, Alternate  
Rich Hyde, Alternate

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#### **I. WORK SESSION:                      12:00 P.M.                      City Council Conference Room 290**

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff

#### **II. PUBLIC HEARING:                      1:30 P.M.                      City Council Conference Room 290**

A. Approval of Previous Month's Minutes  
B. Approval of Previously Recorded Final Plats

C. Consent Cases (8)

1. **VA-18-022**      **Vacation of a Portion of Uvalde Street.**    **Council District 8.**

- a. Being a portion of Uvalde Street, as shown on the plat of Graham Park, as recorded in Volume 388-125, Page 45, PRTCT; and as shown on the plat of a Revision of Graham Park, as recorded in Volume 388-29, Page 383, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Arlington Avenue, south of Richmond Avenue, east of McCurry Street and west of Duval Street.
- c. Applicant: K5 Holdings Group LLC.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this portion of Uvalde Street.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this portion of Uvalde Street.

2. **VA-18-023**      **Vacation of a Portion Penticost Street.**    **Council District 7.**

- a. Being a portion of Penticost Street as dedicated by the plat for Chamberlin Arlington Heights Second Filing, as recorded in Volume 63, Page 44, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Diaz Avenue and east of Lake Como Park.
- c. Applicant: InTown Homes.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of a portion of Penticost Street in Chamberlin Arlington Heights Second Filing.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of a portion of Penticost Street in Chamberlin Arlington Heights Second Filing.

3. **VA-18-025**      **Vacation of a Portion of West 13<sup>th</sup> Street: Council District 9.**

- a. Being a portion of West 13<sup>th</sup> Street, as shown with Nance's Addition, an unrecorded subdivision, situated in the Sarah Gray Jennings Survey, Abstract No. 844, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Freeway, south of Texas Street, east of Cherry Street and west of Burnett Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for vacation of a portion of West 13<sup>th</sup> Street, as shown with Nance's Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for vacation of a portion of West 13<sup>th</sup> Street, as shown with Nance's Addition.

4. **PP-09-001**      **Bridges Addition: Plat Boundary Revision. ETJ – Tarrant County. Future Council District 7.**

- a. Being approximately 155.7 acres in the U. Mendoza Survey, Abstract No. 994; the J. Armendaris Survey, Abstract No. 1767; and the Pinckney Caldwell Survey, Abstract No. 363, located in the ETJ of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast of Floyd Hampton Road, west of proposed McCart Avenue, and north of County Road 920.
- c. Applicant: LGI Crowley Land Partners, LLC.
- d. Applicant Requests: Approval of the preliminary plat revision for the Bridges Addition which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat revision for the Bridges Addition which is in compliance with the Subdivision Ordinance.

5. **PP-13-016      La Frontera (Revision): 444 Single-Family Detached Lots, 38 Private Open Space Lots and 6 Gas Well Lots. Council District 7.**

- a. Being approximately 184.139 acres in the S.E. Merrell Survey, Abstract No. 1009; J.A. McNutt Survey, Abstract No. 1151; the A.C.H. & B. Survey, Abstract No. 55; and La Frontera Addition, as recorded in Clerk's File No. D216260991, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Boat Club Road between Harbour View Estates and West Fork Addition.
- c. Applicant: Chateau Group No. II, LTD.
- d. Applicant Requests: Approval of the preliminary plat revision for La Frontera which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat revision for La Frontera which is in compliance with the Subdivision Ordinance.

6. **PP-17-059      Brookfield (Revision): 800 Residential Lots and 21 Private Open Space Lots. ETJ – Denton County. Future Council District 7.**

- a. Being approximately 233.6 acres situated in the W. C. Hall Mark Survey, Abstract No. 518, located in the ETJ of the City of Fort Worth, Denton County, Texas.
- b. General Location: North of SH 114, west of Willow Bend Drive and south of Dove Hollow Lane.
- c. Applicant: Brookfield Acquisition, LP.
- d. Applicant Requests: Approval of the preliminary plat revision for Brookfield which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat revision for Brookfield which is in compliance with the Subdivision Ordinance.

7. **PP-18-038 Lake Worth Leases, Block 29: 30 Single-Family Detached Lots and 3 Open Space Lots. Council District 7.**

- a. Being 7.937 acres of land situated in the J.D. Farmer Survey, Abstract No. 1975 and in the R. Langster Survey, Abstract No. 976, located in the ETJ of the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West and east sides of Heron Drive, and north and west of Jim Wright Freeway/ Loop 820.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the Lake Worth Leases, Block 29 preliminary plat which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the Lake Worth Leases, Block 29 preliminary plat which is in compliance with the Subdivision Ordinance.

8. **PP-18-042 Hanna Ranch: 500 Single-Family Detached Lots and 14 Open Space Lots. Council District 8.**

- a. Being 100.85 acres of land situated in the Shelby County School Survey, Abstract Number 1375, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Enon Avenue, east of Wichita Street, and on the west side of Forest Hill Drive.
- c. Applicant: Academy Development.
- d. Applicant Requests: Approval of the Hanna Ranch preliminary plat which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the Hanna Ranch preliminary plat which is in compliance with the Subdivision Ordinance.

D. New Cases (7)

9. **FS-18-041      Oasis Church Addition, Lot 1, Block 1 (Waiver Request): 1 Church Lot.**  
**Council District 7.**

- a. Being 6.7424 acres of land situated in the James Rightly Survey, Abstract No. 1268, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Highway 287 and east of Willow Springs Road.
- c. Applicant: The Oasis Church International.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow a non-residential development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow a non-residential development to be served by a cul-de-sac.

10. **FS-18-133      Avilla Reserve, Lot 1, Block A (Waiver Request): 1 Multi-Family Lot.**  
**Council District 7.**

- a. Being 20.001 acres of land situated in the Charles Tydings Survey, Abstract Number 1276, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of State Highway 114 and west of Texan Drive.
- c. Applicant: Nextmetro Communities.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to the requirement to extend the local street to the plat boundary to provide future connection with adjoining un-platted property.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to the requirement to extend the local street to the plat boundary to provide future connection with adjoining un-platted property.

11. **PP-12-023**      **Edwards Ranch Clearfork (Revision): 8 Mixed Use Lots, 3 Commercial Lots and 1 Office/Retail Lot. Council District 3.**

- a. Being approximately 44.4 acres in the Lemeul J. Edwards Survey, Abstract No. 464; and in the Felix B. Beasley Survey, Abstract No. 135, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East and south of Chisholm Trail Parkway, west of Edwards Ranch Road, and north of the Trinity River.
- c. Applicant: Cassco Development Company, Inc.
- d. Applicant Requests: Approval of the revised preliminary plat and approval of the two Subdivision Ordinance waivers to allow three public streets to terminate into public access easements rather than a cul-de-sac and to allow three public streets that do not meet local street cross-section standards.
- e. DRC Recommends: Approval of the revised preliminary plat and approval of the two Subdivision Ordinance waivers to allow three public streets to terminate into public access easements rather than a cul-de-sac and to allow three public streets that do not meet local street cross-section standards.

12. **PP-18-006**      **Intown Lake Como Addition: 20 Single-Family Attached Lots, 27 Single-Family Detached Lots and 3 Private Open Space Lots. Council District 9.**

- a. Being 9.8748 acres situated in the Covington Hays Survey, Abstract No. 256, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Diaz Avenue, west of Penticost Street, and east of Lake Como Park.
- c. Applicant: Intown Homes.
- d. Applicant Requests: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) To allow 30 residential lots to front onto a private sidewalk in a public use easement rather than a public or private street; 2) To allow Penticost Street to permanently dead end into a hammerhead turnaround rather than a cul-de-sac; 3) To allow five-foot by five-foot corner clip dedications at the intersections of the streets and alleys; and 4) To allow an approximate 1,500-foot distance between publicly accessible street in an urban residential zoning district.
- e. DRC Recommends: Approval of the preliminary plat and approval of four Subdivision Ordinance waivers: 1) To allow 30 residential lots to front onto a private sidewalk in a public use easement rather than a public or private street; 2) To allow Penticost Street to permanently dead end into a hammerhead turnaround rather than a cul-de-sac; 3) To allow five-foot by five-foot corner clip dedications at the intersections of the streets and alleys; and 4) To allow an approximate 1,500-foot distance between publicly accessible street in an urban residential zoning district.

13. **PP-18-010**      **Weisenberger Addition: Eight Single-Family Attached Lots. Council District 9.**

- a. Being a replat of Lots 6 and 7, Block 11, Weisenberger Addition, as recorded in Volume 388-A, Page 120, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Weisenberger Street, west of Foch Street, north of Wingate Street, and east of Currie Street.
- c. Applicant: Texas Surveying, Inc.
- d. Applicant Requests: Approval of the increase in lot yield, approval of the preliminary plat, and:

Approval of the following waivers: 1) to allow eight residential lots that are less than 50 feet in width to be served by rear or side driveway entry access from an abutting shared private drive rather than an alley; 2) to allow eight residential lots to face a private open space lot with access by a private sidewalk in a public use easement rather than a public or private street.

- e. DRC Recommends: Approval of the increase in lot yield, approval of the preliminary plat, and:

Denial of the following waivers: 1) to allow eight residential lots that are less than 50 feet in width to be served by rear or side driveway entry access from an abutting shared private drive rather than an alley; 2) to allow eight residential lots to face a private open space lot with access by a private sidewalk in a public use easement rather than a public or private street.

14. **PP-18-028**      **Alliance Gateway Addition: 3 Commercial Lots. Council District 7.**

- a. Being a 43.64 acre tract of land situated in the F. Cuella Survey, Abstract Number 267 and the William Huff Survey, Abstract No. 648, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Liberty Way, west of U.S. Highway No. 377 and east of Independence Parkway.
- c. Applicant: LIT Industrial Limited Partnership.
- d. Applicant Requests: Approval of the preliminary plat and approval of waivers to allow a nonstandard cross-section for a local industrial street that does not include sidewalks.
- e. DRC Recommends: Approval of the preliminary plat and approval of waivers to allow a nonstandard cross-section for a local industrial street that does not include sidewalks.



15. **PP-18-031**      **Coventry East Townhomes: 45 Single-Family Attached Lots, and 4 Private Open Space Lots. Council District 6.**

- a. Being 5.7 acres situated in the W. Stone Survey, Abstract No. 1400, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Nuefield Court, east of Hemphill Street, north of West Rendon Crowley Road and west of the Union Pacific Railroad.
- c. Applicant: Impression Homes, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) To allow 45 one-family dwelling units on a single point of access rather than the maximum allowed 30 dwelling units; 2) To allow a connectivity index of 1.0 rather than the minimum connectivity index of 1.4; and 3) To allow a roadway to intersect a thoroughfare at an interval of approximately 480 feet rather than the minimum required 600 feet.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) To allow 45 one-family dwelling units on a single point of access rather than the maximum allowed 30 dwelling units; 2) To allow a connectivity index of 1.0 rather than the minimum connectivity index of 1.4; and 3) To allow a roadway to intersect a thoroughfare at an interval of approximately 480 feet rather than the minimum required 600 feet.

F. Other Matter of Business (1)

16. **OMB**      **4065 Peninsula Club Circle W. (Waiver Request): 1 Single-Family Detached Lot. Council District 7.**

- a. Being Lot 27R, Block 19, Lake Worth Leases Addition, according to the plat filed for record under Clerk's File No. D213181298, DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Watercress Drive, along the Lake Worth shoreline, and on the west side of Peninsula Club Circle W.
- c. Applicant: V. Fine Homes.
- d. Applicant Requests: Approval of one waiver to the Subdivision Ordinance to allow an onsite sewage facility to be located on a 0.83 acre lot instead of the minimum 1.0 acre lot size required.
- e. DRC Recommends: Approval of one waiver to the Subdivision Ordinance to allow an onsite sewage facility to be located on a 0.83 acre lot instead of the minimum 1.0 acre lot size required.

Adjournment: \_\_\_\_\_

#### **ACCESSIBILITY STATEMENT**

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

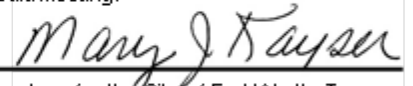
#### **DECLARACIÓN DE ACCESIBILIDAD**

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

#### **EXECUTIVE SESSION**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, July 20, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas